

1 BOARD BILL NO. 133 INTRODUCED BY ALDERWOMAN MARLENE E. DAVIS

2 An ordinance pertaining to the Tillie's Corner, located at 1345-55 N. Garrison Avenue at
3 Sheridan Avenue (the Property), having as subject matter the designation of the Property as a
4 City of St. Louis Landmark, containing definitions, Landmark Standards and a severability clause.

5 The Board of Aldermen hereby declares as follows:

6 WHEREAS the Property is important in the City of St. Louis because it has significant character
7 and value as part of the heritage and cultural characteristics of the City and, in particular,
8 represents important cultural practices: building community, social activism, and assisting
9 others; and

10 WHEREAS the Property will serve as a memorial for the original Tillie's Corner, where Tillie's
11 Food Shop, owned and operated by Lillie V. "Granny" Pearson, "Miss Tillie" long stood before it
12 was irreparably damaged and had to be demolished; and

13 WHEREAS Miss Tillie's grocery store was the mainstay of the former building complex called
14 Tillie's Corner and the Property and an organization of the same name will memorialize and
15 continue Miss Tillie's work; and

16 WHEREAS the Property includes a new Butterfly Home, erected in March-April 2014, that will
17 house Carla P. and Miguel Alexander and provide office space for the Tillie's Corner
18 organization, which along with the Property, is dedicated to the preservation and promotion of
19 local history; and

WHEREAS the City wishes to recognize “Miss Tillie” and her family members working for the same goals through Tillie’s Corner, which was – and remains today – an important part of the local African-American community; and

WHEREAS the City of St. Louis Preservation Board was created to recognize and protect the design and physical integrity of sites and districts within the City limits; and

WHEREAS the Planning Commission and the Board of Public Service have reviewed the proposed landmark designation and standards and have found that it 1) is in conformity with the City’s Strategic Land Use Plan and 2) will have a positive impact on the physical development of the city; and the Preservation Board has approved the petition and recommended that a designation bill be prepared.

THEREFORE BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. Definitions:

CITY LANDMARK

Any site or sites designated for protection from alteration or demolition by the City of St. Louis Board of Aldermen. A City Landmark cannot be altered in design or construction, and demolition of the property cannot occur without the permission of the City of St. Louis Preservation Board or its successor agencies.

SECTION TWO. LANDMARK STANDARDS

The National Park Service’s Secretary of Interior’s Standards for Rehabilitation, supplemented with guidance that reflects the conditions found at a particular City Landmark, are generally adopted as the Landmark Standards. As Tillie’s Corner is an active and memorializing site for

important aspects of the City's heritage and culture, many of the Secretary of the Interior's Standards are not applicable to this City Landmark. Therefore, these Standards shall be used.

Standard #1. The property shall be used for its stated purpose, to pursue the commemorative and educational work of Tillie's Corner. Uses identified by the organization shall be considered appropriate for the site.

Standard #2. The stated purposes of the property shall be retained and preserved as long as the Tillie's Corner entity is in existence. The removal and/or replacement of elements of the property that are in keeping with the mission of Tillie's Corner are permissible. Most new elements shall be of a permanent nature, and be maintained as such. Temporary features shall be removed in a timely manner.

Standard #3. The property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. No buildings shall be re-constructed in a literal sense.

Standard #4. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved and deteriorated features shall be repaired or replaced with a feature that shall match the original in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be undertaken.

Standard #5. The property owners shall consult with the Cultural Resources Office before undertaking a project that would include significant below-grade disturbance. Significant

62 archeological resources affected by a project shall be protected and preserved. If such
63 resources must be disturbed, mitigation measures shall be undertaken.

64 Standard #6. Any new construction shall be reviewed by the Preservation Board for compliance
65 with these standards and appropriateness for the Landmark site.

66 SECTION THREE. SEVERABILITY CLAUSE

67 If any provision, sentence, clause, section, part, or application of the ordinance and the
68 regulations and standards contained herein is for any reason held to be unconstitutional, illegal,
69 or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the
70 remaining provisions, sentences, clauses, sections, parts, or applications of this ordinance,
71 regulations and standards.